

(F) Temporary structures--No trailer, basement, tent, shack, garage, barn, or other butbuilding other than guest houses and servants quarters erected as an accessory building to the principal dwelling on a building site covered by these covenants shall at any time be used for human habitation temporarily or permanently, nor shall any structure of a temporary character be used for human habitation.

(G) Dwelling Cost, quality, and size--No dwelling shall be permitted on any building site at a cost less than \$9,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and material substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 900 square feet for a one story dwelling, nor less than 1,400 square feet for a dwelling of more than one story.

(H) Easements-Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot and over a strip five feet in width upon each lot along each side lot line.

(I) Animals-No animals or poultry of any kind other than house pets shall be kept or maintained on any part of said property.

(J) Fences and Plantings-No fence, wall, hedge, or mass planting shall be permitted to extend beyond the minimum building setback line established herein except upon approval by the architectural committee as provided in Section "B".

(K) Term--These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1985 at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of a majority of the then owners of the building sites covered by these covenants it is agreed to change said covenants in whole or in part.

(L) Enforcement-If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said tract to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(M) Severability--Invalidation of any one of these covenants or any part thereof by judgements or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS OUR HANDS AND SEALS this 27th day of April, 1955.

Witnesses:

Margaret E. Marchbanks

Joe H. Hill

Rex L. Carter (SEAL)
Rex L. Carter

O. E. Williams (SEAL)
O. E. Williams

Irvin H. Philpot (SEAL)
Irvin H. Philpot